

City of San Marcos  
City Council/Council Appointee  
Annual Financial Disclosure Form

Revised - San Marcos

Notes: 1. This report covers the reporting period from January 1, 2016 to December 31, 2016  
2. Attach information on additional pages if necessary.

Name: James Scott Gregson  
Residence address: 120 West Hopkins, Suite 200  
San Marcos, TX 78666

City Clerk

JUN 02 2017

City of San Marcos

Title of position held with the City: San Marcos City Council, Place 5

Name of spouse (if applicable): N/A

Names of all dependent children (if applicable) N/A

Names under which you, your spouse, or any of your dependent children do business:

1. East Hopkins, LLC
2. 120 West Hopkins, LP
3. 120 West Hopkins SM, Inc.
4. Gregson Investments
5. Newstreamz Media, LLC
6. McNabb & Company (independent licensed real estate agent selling commercial property)
7. N11724, LLC
8. Top Prop Aerial
9. Scott Gregson, Individually
10. Gregson Hunter, LLC
11. 300 CM Allen, LLC
12. San Marcos Downtown Properties, LLC
13. San Marcos Jackson Square, Ltd.
14. San Marcos Jackson Square Development, Inc.
15. CM Allen and Thorpe Lane Holdings, LLC

Note – You may use the following reporting categories to describe amounts and values:

- |                    |   |
|--------------------|---|
| (1) Category I –   | At least \$100.00 but less than \$10,000.00         |
| (2) Category II –  | At least \$10,000.00 but less than \$20,000.00      |
| (3) Category III – | At least \$20,000.00 but less than \$50,000.00      |
| (4) Category IV –  | At least \$50,000.00 but less than \$75,000.00      |
| (5) Category V –   | At least \$75,000.00 but less than \$100,000.00     |
| (6) Category VI –  | \$100,000.00 or more - report to nearest \$100,000. |

1. Identify each source of income amounting to more than \$100.00 received in the reporting period by you, your spouse, or any of your dependent children:

Name, address of income source	Nature of income (e.g., salary, dividends, rent, etc.)	Amount of income (by reporting category)
East Hopkins, LLC	Business Income/Rent	IV
120 West Hopkins, LP	Business Income/Rent	II
San Marcos Downtown Properties, LLC	Business Income/Rent	VI- \$800,000
Scott Gregson, Individually	Commercial Real Estate Sales and Consulting Income	VI-\$100,000
City of San Marcos, Texas	Council Stipend and Expense Reimbursement	III
CM Allen and Thorpe Lane Holdings, LLC	Business Income/Rent	III
Each of these businesses operate at: 120 West Hopkins, Suite 200 San Marcos, TX 78666		

2. Identify each option held, owned, acquired or sold by you, your spouse, or any of your dependent children during the reporting period:

Nature of option (real estate, stock, etc.)	Amount of transaction (by reporting category)	Name, address of other parties to the transaction
N/A		

3. Identify each business entity, nonprofit entity or union in which you, your spouse, or any of your dependent children was a partner, manager, officer, member of the board of directors, proprietor or beneficiary during the reporting period:

Name, address of business or nonprofit entity or union	Position held
1. East Hopkins, LLC	Manager/Member
2. 120 West Hopkins, LP	Limited Partner
3. 120 West Hopkins SM, Inc.	President/Shareholder/Director
4. Newstreamz Media, LLC	Manager/Member
5. San Marcos Downtown Properties, LLC	Manager/Member
6. N11724, LLC	Manager/Member
7. Top Prop Aerial	Partner
8. 300 CM Allen, LLC	Manager
9. San Marcos Jackson Square, Ltd.	Manager
10. San Marcos Jackson Square Development, Inc.	Officer
11. CM Allen and Thorpe Lane Holdings, LLC	Manager
Each of these entities are located at: 120 West Hopkins, Suite 200 San Marcos, TX 78666	
12. United Way of Hays and Caldwell, Inc. 215 W. San Antonio St. San Marcos, TX 78666	Board Member/Director
13. LBJ Museum of San Marcos, Inc. 131 N. Guadalupe San Marcos, TX 78666	Treasurer/Director
14. CTMC Foundation	Board Member
15. CTMC Hospice Advisory Board	Chairman/Board Member
These entities are located at: 1301 Wonderworld Drive San Marcos, TX 78666	
16. City of San Marcos	City Councilmember, Place 5
17. San Marcos Industrial Development Corporation	Board Member
18. Paso Robles TIRZ Board of Directors	Board Member
19. Economic Development San Marcos Board	Board Member
20. San Marcos Airport Advisory Board	Board Member/Chairman
Each of these entities are located at: 630 East Hopkins San Marcos, TX 78666	

4. Identify each business entity, nonprofit entity or union in which you, your spouse, or any of your dependent children had an ownership interest with a fair market value of more than \$100.00 at any time during the reporting period:

Name, address of business or nonprofit entity or union	Description of ownership interest (e.g., owner, partner, stockholder)	Value (*) of ownership interest (by reporting category) 100%	Number of shares held/ number of shares issued (if applicable)	Net gain or loss from sale of stock (by reporting category)
1. East Hopkins, LLC	Manager/Member	VI - \$1,900,000	50%	N/A
2. 120 West Hopkins, LP	Limited Partner	VI - \$ 700,000	100%	N/A
3. 120 West Hopkins SM, Inc.	Shareholder/President	I	100%	N/A
4. Newstreamz Media, LLC	Manager/Member	I	100%	N/A
5. San Marcos Downtown Properties, LLC	Manager/Member	VI - \$ 800,000	60%	N/A
6. N11724, LLC	Manager/Member	IV	50%	N/A
7. Top Prop Aerial	Partner	I	50%	N/A
8. 300 CM Allen, LLC	Manager	VI - \$ 800,000	30%	N/A
9. San Marcos Jackson Square, Ltd.	Manager	VI - \$1,300,000	30%	N/A
10. San Marcos Jackson Square Development, Inc.	Officer	I	30%	N/A
11. CM Allen and Thorpe Lane Holdings, LLC	Manager	VI - \$2,100,000	30%	N/A
* Per Central Appraisal District Each of these entities is located at:  120 West Hopkins, Suite 200 San Marcos, Texas 78666				

5. Identify any real property in the City or ETJ in which you, your spouse, or any of your dependent children had an interest as owner, beneficial owner (holder of a mortgage), business owner (partner in a partnership; or board member, officer or owner of more than 5% of stock of a corporation), or a leaseholder:

Address or legal description	Name, address of owner(s) (if other than you, your spouse or children)	Fair market value * (by reporting category) and present use	For leased property, annual rental amount (by reporting category)	Homestead exemption on this property?
1. 120 West Hopkins	120 West Hopkins, LP	VI- \$ 500,000	V	N
2. 109-119 East Hopkins	East Hopkins, LLC	VI- \$1,100,000	VI- \$200,000	N
3. 107 East Hopkins	East Hopkins, LLC	VI- \$ 400,000	VI - \$100,000	N
4. 194 S. Guadalupe	East Hopkins, LLC	VI- \$ 200,000	V	N
5. 104-106 MLK	East Hopkins, LLC	VI- \$ 200,000	V	N
6. 120 East San Antonio	Texas Music Theater, LLC	VI - \$ 800,000	V	N
7. 300 CM Allen Parkway	300 CM Allen, LLC	VI - \$ 800,000	VI - \$200,000	N
8. 1101 Thorpe Lane	San Marcos Jackson Square, Ltd.	VI- \$1,300,000	VI - \$100,000	N
* Per Central Appraisal District Each of the entities is located at:  120 West Hopkins, Suite 200 San Marcos, TX 78666				

6. Identify persons, business entities or guarantors to whom you, your spouse, or any of your dependent children owed a debt of more than \$100.00 during the reporting period (not including debts owed to persons related within the second degree of consanguinity or affinity, or loans to a political campaign which were reported as required by law):

Name, address of person, business entity or guarantor to which debt was owed	Amount of debt (by reporting category)	Amount of repayment during reporting period (by reporting category)
Tru-West Mortgage P. O. Box 78637 Phoenix, AZ 85062-8637	VI - \$2,900,000	VI - \$200,000
Pioneer Bank 430 Stagecoach San Marcos, TX 78666	VI - \$1,900,000	VI - \$1,700,000
Schertz Bank 519 Main Street Schertz, TX 78154	VI - \$ 600,000	III
Extraco Bank, NA 3614 S 31 <sup>st</sup> Temple, TX 76502	VI - \$1,200,000	V
Chase Bank, NA * P. O. Box 94014 Palatine, IL 60094-4014	I	I
Capital One Bank (USA), N. A. * P. O. Box 60599 City of Industry, CA 91716-0599	I	I
American Express * P. O. Box 650448 Dallas, TX 75265-0449	I	I
* Maintain \$0 Monthly Balance Due		

7. Provided this information is not privileged by law, identify persons, business entities or guarantors who owed you, your spouse, or any of your dependent children a debt of more than \$100.00 during the reporting period (not including debts owed by persons related within the second degree of consanguinity or affinity):

Name, address of person, business entity or guarantor that owed the debt	Amount of debt (by reporting category)	Amount of repayment during reporting period (by reporting category)
The Marc SM, LLC 120 East San Antonio Street San Marcos, TX 78666	VI - \$200,000	II

8. Identify the source of each gift or accumulation of gifts from one source of more than \$100.00 in value received during the reporting period by you, your spouse, or any of your dependent children, or received by another person for the use and benefit of you, your spouse, or any of your dependent children (not including 1) a gift received from a relative if given because of kinship, or 2) a gift received by will, by intestate succession or as distribution from an inter vivos or testamentary trust established by a spouse or ancestor):

Name, address of source of gift(s)	Description of gift(s)	Amount or value of gift(s) (by reporting category)
N/A		

9. Provided this information is not privileged by law, if you were the owner of 5% or more of any business entity during the reporting period, list all customers from whom the entity received at least ten per cent of its gross income during the reporting period:

Name, address of customer
1. The Marc, on the Square, LLC, 120 East San Antonio St., San Marcos, TX 78666 (Rent)
2. The Marc, on the Square, LLC, 120 East San Antonio St., San Marcos, TX 78666 (Interest Income)
3. William M. Rugeley, Attorney at Law, 120 West Hopkins, Suite 102, San Marcos, TX 78666 (Rent)
4. Emily and Craig Hanks, 120 West Hopkins, Suite 201, San Marcos, TX 78666 (Rent)
5. Adriana Mederos, 120 West Hopkins, Suite 100, San Marcos, TX 78666 (Rent)
6. GSPSG, LLC. (Jimmy Johns), 117 East Hopkins, San Marcos, TX 78666 (Rent)
7. Stamper Family Partnership, 194 S. Guadalupe, San Marcos, TX 78666 (Rent)
8. Salvation Army, CM Allen Parkway, San Marcos, TX 78666 (Rent)
9. Renew Hearing Center, CM Allen Parkway, San Marcos, TX 78666 (Rent)
10. Barron Oil and Energy, CM Allen Parkway, San Marcos, TX 78666 (Rent)
11. I Salon Spa, 1101 Thorpe Lane, San Marcos, TX 78666 (Rent)
12. First Cash, Ltd., 1101 Thorpe Lane, San Marcos, TX 78666 (Rent)
13. Jeramy Udy, 1101 Thorpe Lane, San Marcos, TX 78666 (Rent)
14. Ali Malik, 1101 Thorpe Lane, San Marcos, TX 78666 (Rent)
15. Zenaida Rizo, 1101 Thorpe Lane, San Marcos, TX 78666 (Rent)
16. McNabb & Company, 1920 Corporate Drive, San Marcos, TX 78666 (Commission Real Estate Brokerage)

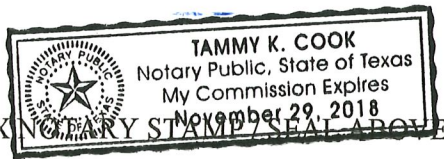
10. Identify any financial interest in any franchisee of the City held during the reporting period by you, your spouse, or any of your dependent children (note: franchise holders are A)Time Warner Cable, B) Pedernales Electric Cooperative, C) Bluebonnet Electric Cooperative, and D) CenterPoint Energy Entex):

Name of franchise holder	Description of financial interest held (stock, mortgage, note etc.)	Value of financial interest (by reporting category)
N/A		

11. Identify any transaction during the reporting period by you, your spouse, or any of your dependent children with any holder of any franchise issued by the City, other than as a customer or patron:

Name of franchise holder	Description of transaction	Value of transaction (by reporting category)
N/A		

AFFIDAVITI swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to a family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a), Local Government Code.



Scott Gregson  
Signature of Local Government Officer/Appointed Official

Sworn to and subscribed before me, by the said Scott Gregson, this the 2nd day of June, 20 17, to certify which, witness my hand and seal of office.

Tammy K Cook  
Signature of officer administering oath

Tammy K. Cook  
Printed name of officer administering oath

Dep. City Clerk  
Title of officer administering oath